



తెలంగాణ రాజ పత్రము
THE TELANGANA GAZETTE
PART-I EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 159]

HYDERABAD, THURSDAY, AUGUST 6, 2020.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM AGRICULTURE/
CONSERVATION/GREEN BELT USE TO RESIDENTIAL USE IN BOWRAMPET (V),
BACHUPALLY (M), MEDCHAL DISTRICT.

[Memo No.4703/Plg.I(1)/2018, Municipal Administration & Urban Development (Plg.I(1)) 23rd July, 2020.]

The following draft variation to the land use envisaged notified Master Plan-2021, vide G.O.Ms.No.288, MA, dt:03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500004.

DRAFT VARIATION

The site in Sy. Nos. 506/B, 507/B, 508/B & 509/B in the total extent of 885.22 Sq.mtrs. (net site area 748.06 Sq.mtrs. after deducting road affected area 137.16 Sq. Mtrs. under 30 Mtrs. MP road) which is presently earmarked for Conservation use zone in the notified Master Plan 2020 vide G.O Ms.No.288, MA&UD, Dt:03.04.2008 is now proposed to be designated as Residential use zone **subject to the following conditions :**

1. The applicant shall pay the Development / Conversion charges for change of land use to HMDA before confirming the CLU orders as per rules in force.
2. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.

3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. The area affected under proposal 30 mtrs. wide master plan road to an extent of 137.16 sq. mtrs. shall be handed over to local body at free of cost.

SCHEDULE OF BOUNDARIES

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| North | : | Sy.Nos.506(P), 507(P), 508(P) & 509(P) of Bowrampet (V). |
| South | : | Sy.Nos.506(P), 507(P), 508(P) & 509(P) of Bowrampet (V). |
| East | : | 30 mts. wide master plan road. |
| West | : | Sy.No.509 Part of Bowrampet (V). |

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO RESIDENTIAL USE ZONE IN KALLAKAL (V), TOOPRAN (M), MEDAK DISTRICT.

*[Memo No.14083/Plg.I(1)/2016, Municipal Administration & Urban Development (Plg.I(1)),
23rd July, 2020.]*

The following draft variation to the land use envisaged Notified Master Plan MDP-2031, vide G.O.Ms.No.33, MA, dt:24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy. Nos. 209 to 211, 231, to 243, 275 to 278 and 281 of Kallakal (V), Toopran (M), Medak District to an extent of Ac. 75-32 Gts, which is presently earmarked for peri-urban use zone as per the Notified Master Plan MDP-2031, vide G.O. Ms.No.33, MA, dt:24-01-2013 is now proposed to be designated as Residential use zone **subject to the following conditions** :

- a. The applicant shall pay the Development / Conversion charges to HMDA as per rules in force before issue of final orders.
- b. The applicant shall demolish the existing structures within the site falling the setbacks, if any as per G.O.Ms.No.168, MA, dated: 07.04.2012.

- c. If the Development/ conversion charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- d. The owners/ applicants shall handover the areas affected under the notified roads to the Local Body at free of cost.
- e. The owners/ applicants shall develop the roads at free of cost as may be required by the Local body.
- f. The title and ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/ Municipal Corporations/ Municipalities before issue of building permission/ development permission and it must be ensured that the best financial interest of the Government are preserved.
- g. The Change of land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- h. The above change of land use is subject to the condition that may be applicable under Urban Land Ceiling Act and Andhra Pradesh Agricultural Ceiling Act.
- i. The owners/ applicants are solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearances etc. and they will be responsible for any damaged claimed by any one on account of change of land use proposed.
- j. The change of land use shall not be used as the proof of any title of the land.
- k. The change of land use shall not be bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- l. The applicant shall fulfill any other conditions as may be imposed by the competent authority.
- m. The Feeder Channel passing through land in Sy. Nos. 232, 238 & 211 of Kallakal Village, Toopran Mandal with a width of 6 meters should not be disturbed and a buffer zone of 2 meters on either side of Feeder Channel is left as per guide lines issued under G.O.Ms.No.168, MA, dated:07.04.2012 as per NOC issued by EE, Irrigation Department and Collector, Medak District.
- n. The applicant shall maintain and construct the 6 meters wide feeder channel alignment as shown in Revenue Sketch Plan issued by Revenue Authorities as per NOC issued by EE, Irrigation Department and Collector, Medak District at the time of Development permission from Competent Authority (HMDA).

SCHEDULE OF BOUNDARIES

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|-------|---|--|
| North | : | Sy.Nos.192, 193, 191, 196, 197, 219 & 216 of Kalakkal (V). |
| South | : | Sy.Nos.275, 285, 284, 283 of Kalakkal (V). |
| East | : | Sy.Nos. 188, 244, 245, 246, 188, 247 of Kalakkal (V). |
| West | : | Existing 75 mtrs. wide road & Sy. No.280, 292 of Kalakkal (V). |

ARVIND KUMAR,
Principal Secretary to Government.

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